

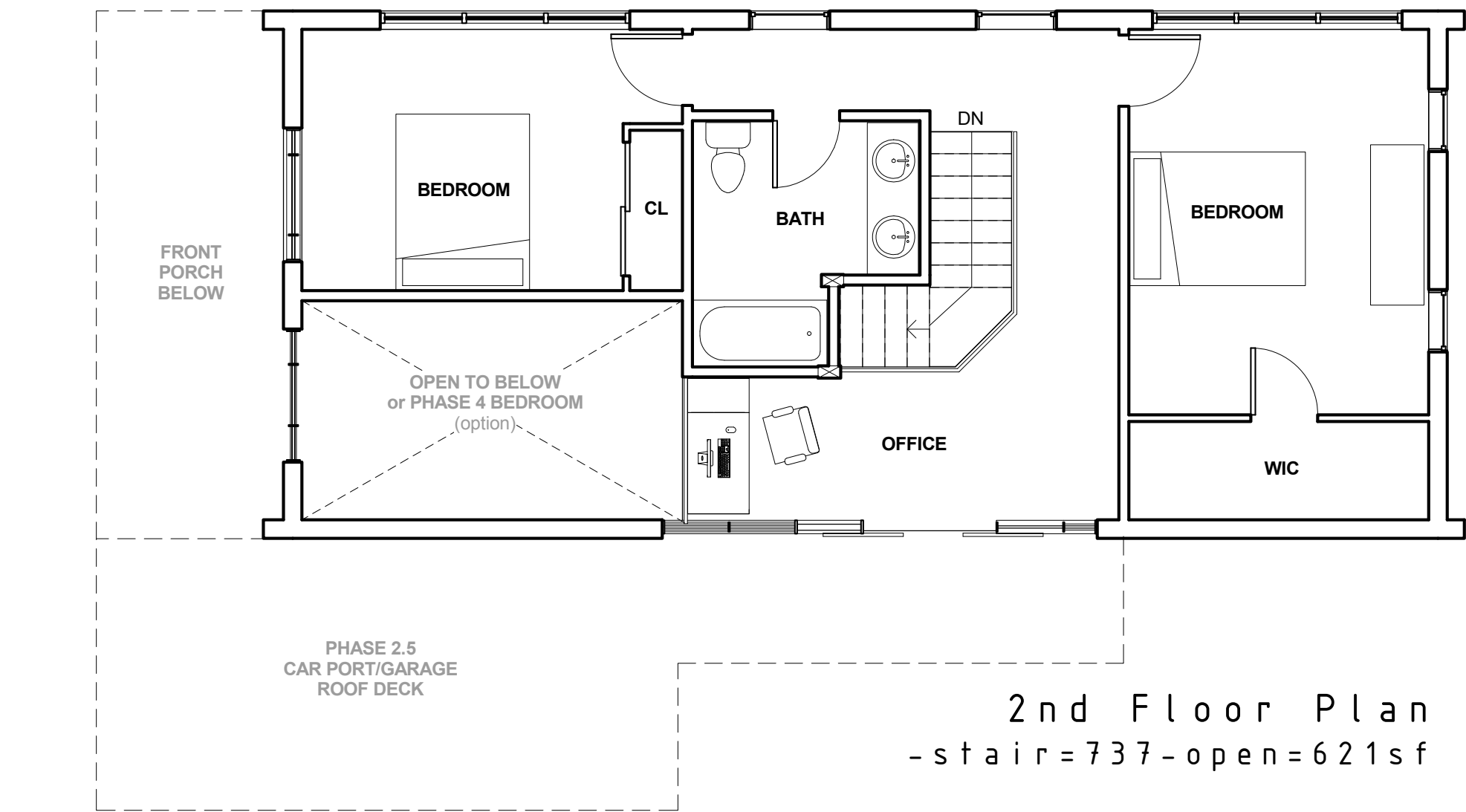
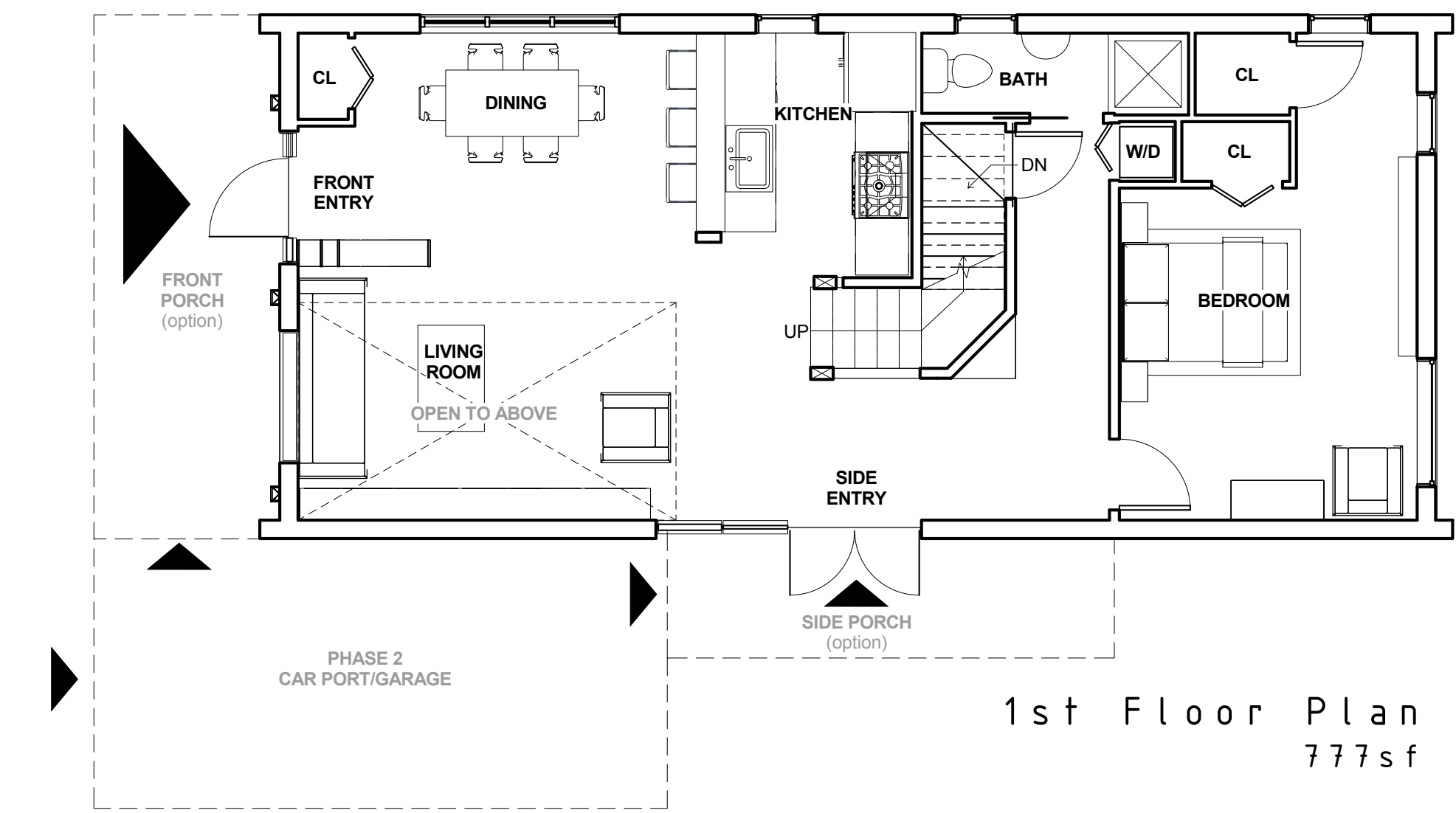
RECTANGLE HOUSE

NARROW LOT COMPETITION

PROGRAM:
This 1400sf plan shown (1200sf smaller br's and common area), features an accessible first floor bedroom, with up to three additional bedrooms on the second floor, served by two full baths. The flexible interior layout allows for an open floor above the living area; it can be infilled in a later phase as a 4th bedroom, as needed.
The centrally wrapped stair separates public from private spaces. With slab-on-grade construction, a larger laundry closet can be located under the stairs and accessed from the bathroom hall. Or, a stacked laundry can occupy part of the master-bedroom closet area, allowing under-stair basement access.

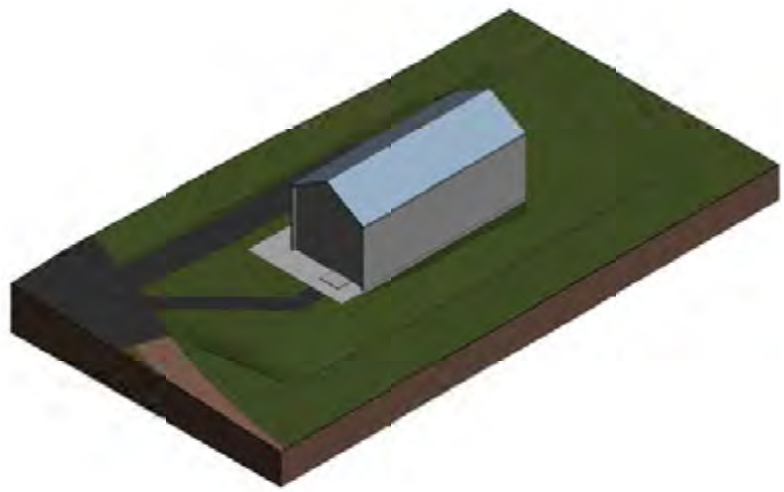
The frame massing creates options for "level" or "cathedral" ceilings, allowing for high, clear-storey or attic space, as desired by clients. The simple massing geometry works well with structural insulated panels or stick built framing as structural systems. In addition to structure, the traditional geometry fits the neighborhood while allowing flexibility in aesthetics: both classical and contemporary styles can be used, as shown in elevation.

FLOOR PLANS scale: 3/16" = 1'-0"

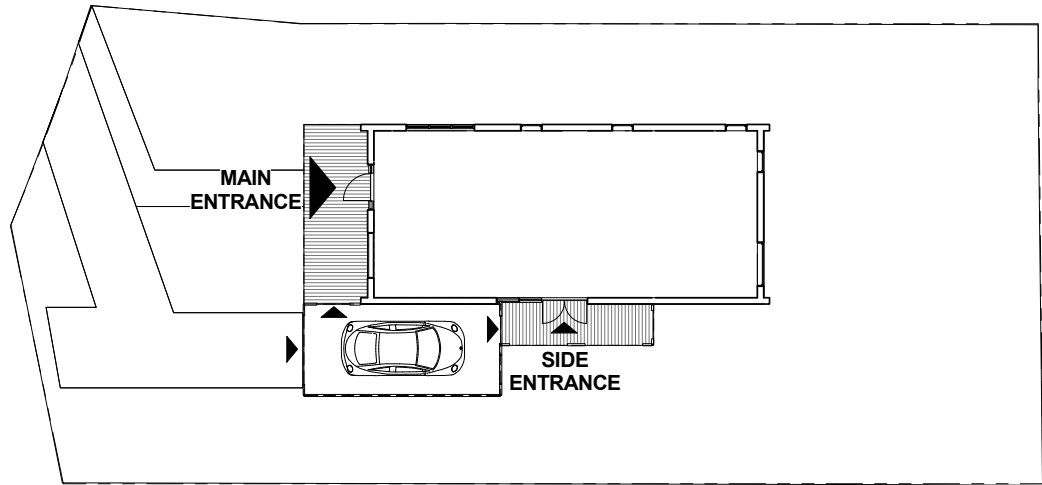
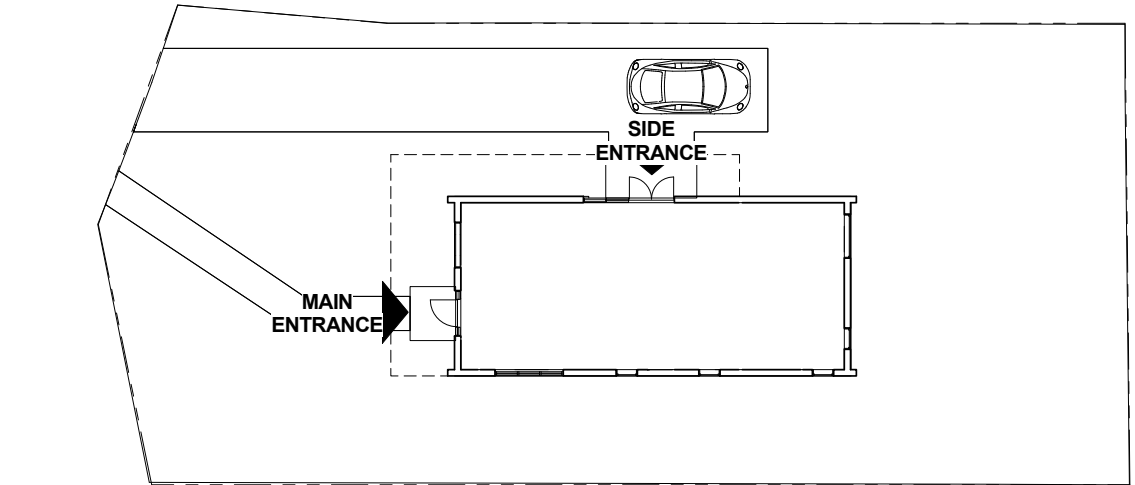
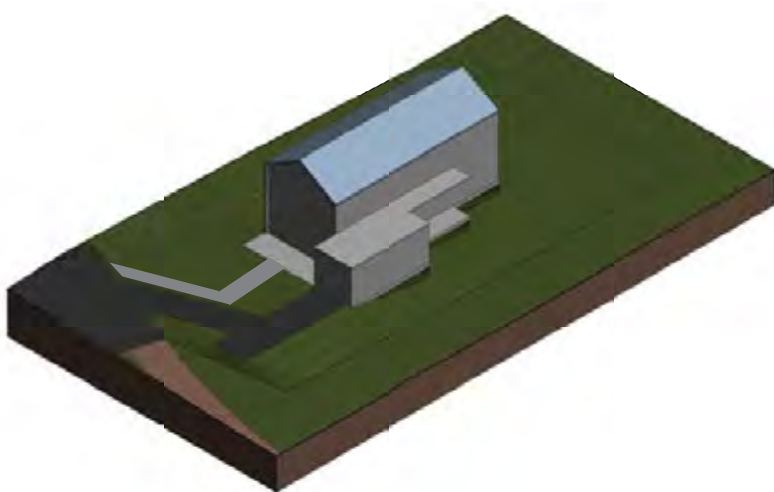


PHASES: modifications for other sites

PHASE 1:
House
(no adds)



PHASE 2:
Car Port/
Enclosed
Garage
PHASE 2.5:
Roof Deck
over Car Port
or Garage

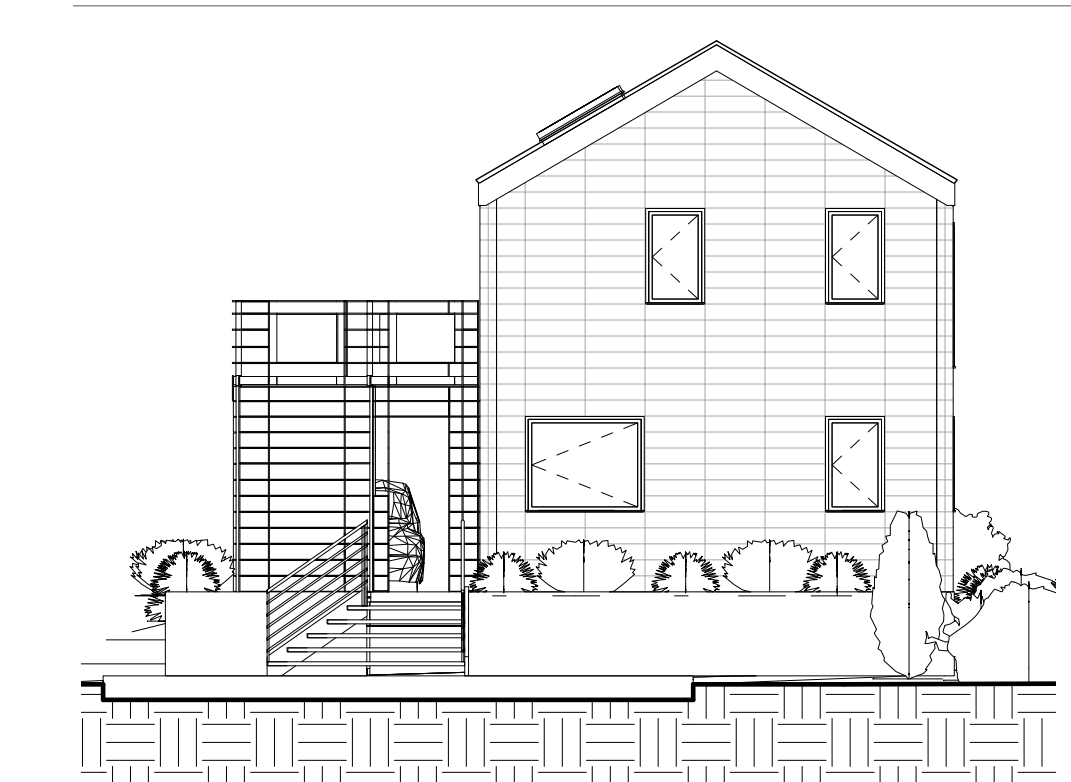


Elevations:

Front



Rear

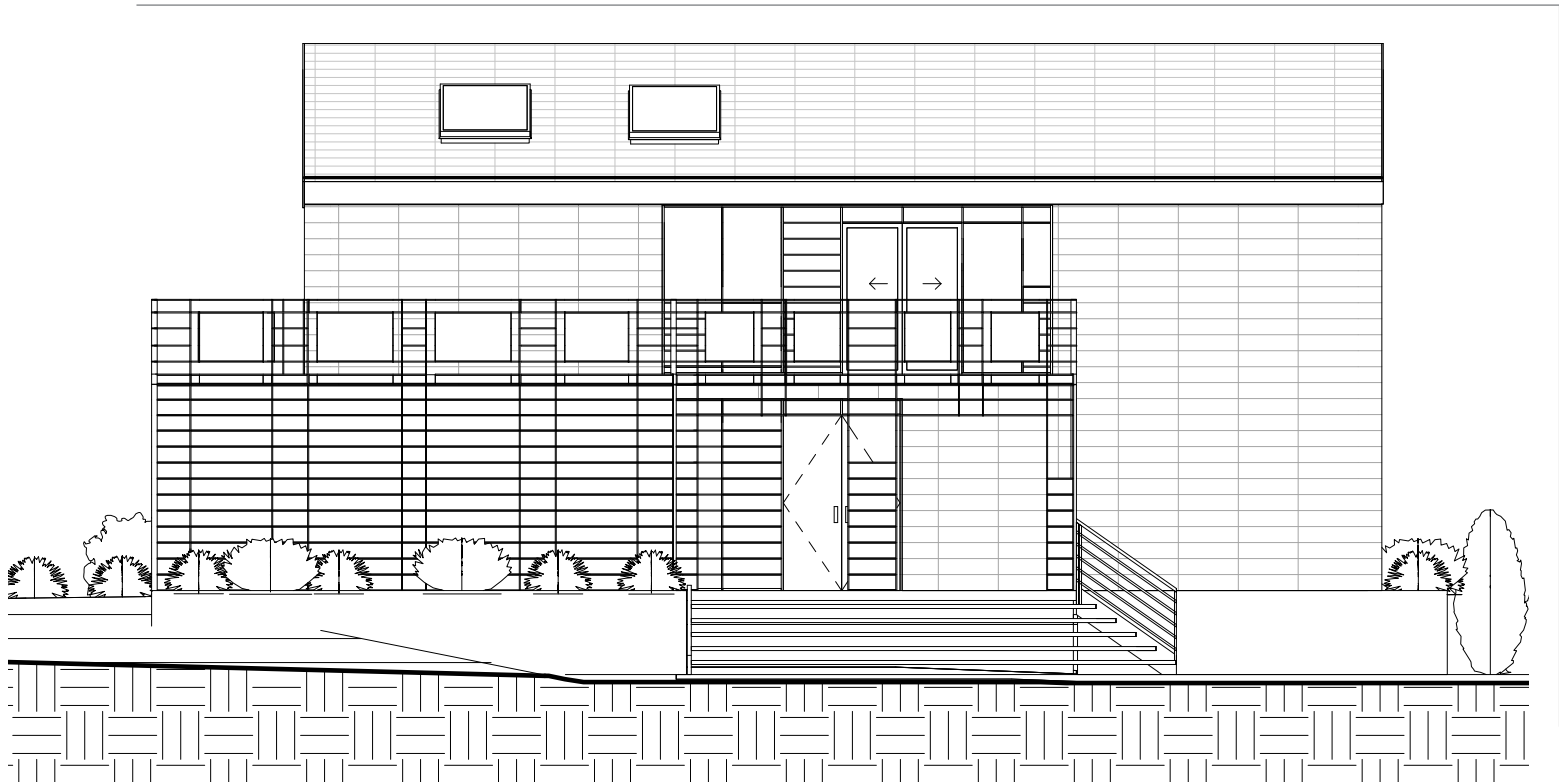


CONTEMPORARY TRIM STYLE (phase 2.5 shown - car port with roof deck)

Left



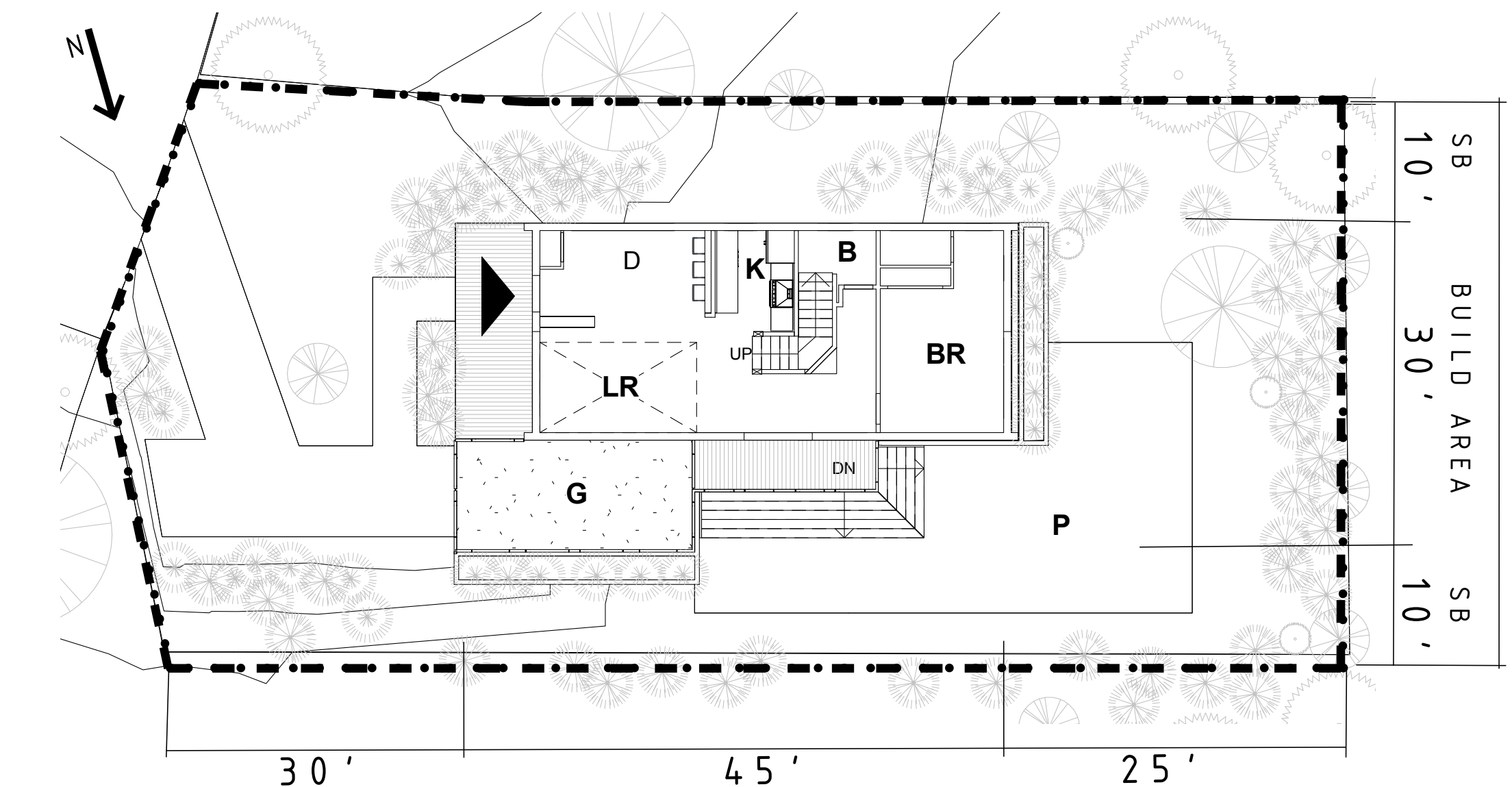
Right



CLASSICAL TRIM STYLE



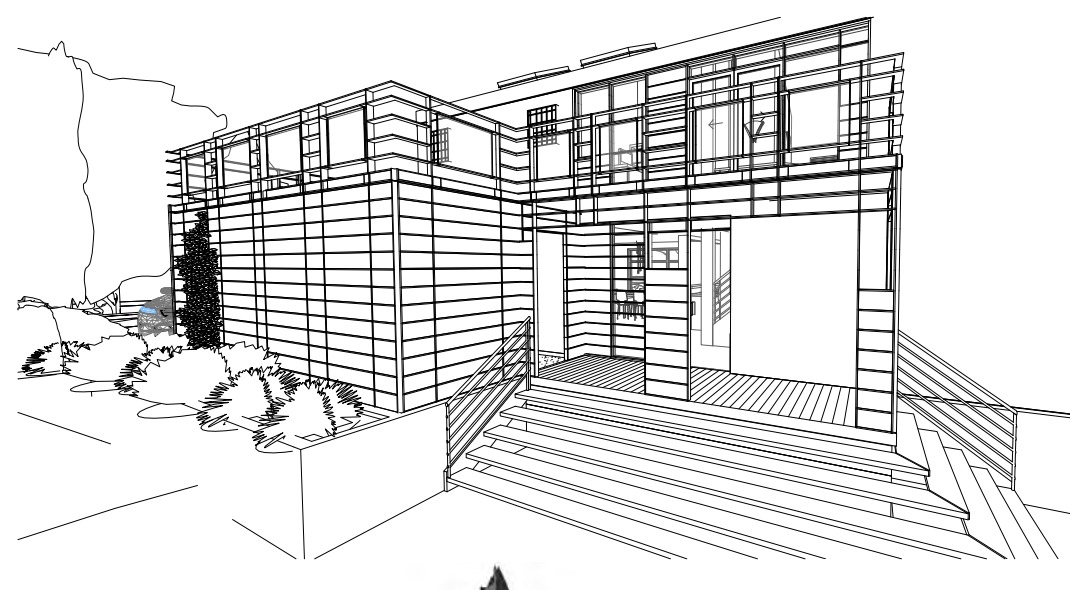
SITE



SITE MASSING:

This plan follows the narrow lot's orientation and proportions to allow for an openside-yard living area directly connected to the rear and front yards. The main entrance is located in the front setback, while a side entry can occur within the larger side-yard setback, connecting the two spaces on the interior and exterior.

The plan can mirror about its centerline to allow secondary entry on either side. A driveway and garage can be added in later phases with open deck or sloped roof options.



S Q U A R E H O U S E

N A R R O W L O T C O M P E T I T I O N

PROGRAM:
This 1500sf plan features an accesible first-floor bedroom with up to four additional bedrooms on the second floor and two full baths. The flexible interior layout allows for an open floor above the living area; it can be infilled in a later phase as a 5th bedroom, as needed (to make a 1650sf house). Traditional massing geometry can work with both classical and contemporary styles as shown.

SITE MASSING:
The concept stems from the 30ft build-width remaining after setbacks in a 50ft wide lot. By employing a 30X30 core footprint, the square plan can rotate to offer multiple siting orientations (as shown in phasing diagrams). These options allow the plan to be oriented for solar gain, potential views, or adjacent property/privacy issues, serving both the interior and exterior spaces. This flexibility allows the design to function on many sites and within many neighborhood contexts.

The primary entrance can be situated in the front setback, or within the 10ft setbacks on either side (mirrored plan). The side-yard entry zoning allows encroachment of a 5ft maximum entry stoop with a 3ft maximum roof overhang.

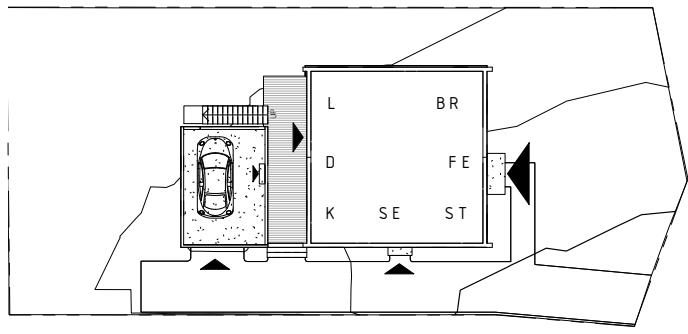
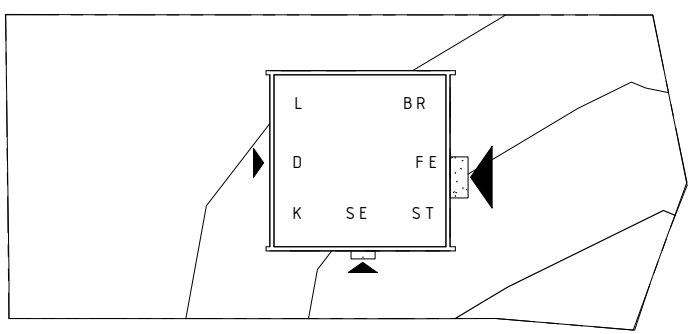
All site orientations work with a second phase 90-degree hammerhead-entry garage situated at the front or rear of the square plan. These additions can be modified or adapted in future phases with sloped-roof or open deck options. The majority of open space on the lot is in the rear and front yards, with some remaining usable space in the side yards.

PHASES: (modifications for other sites)

FRONT DOOR AT LOT FRONT

core design

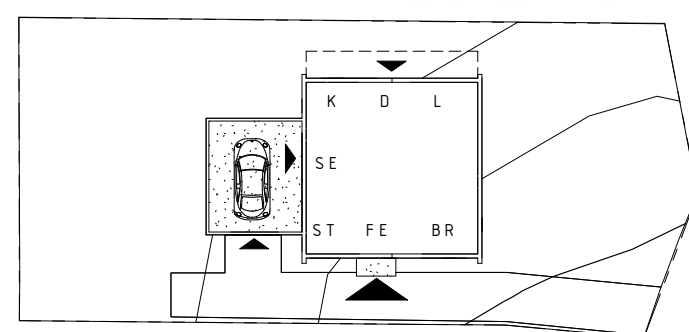
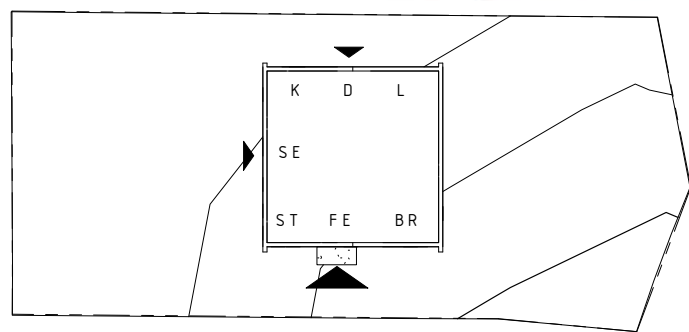
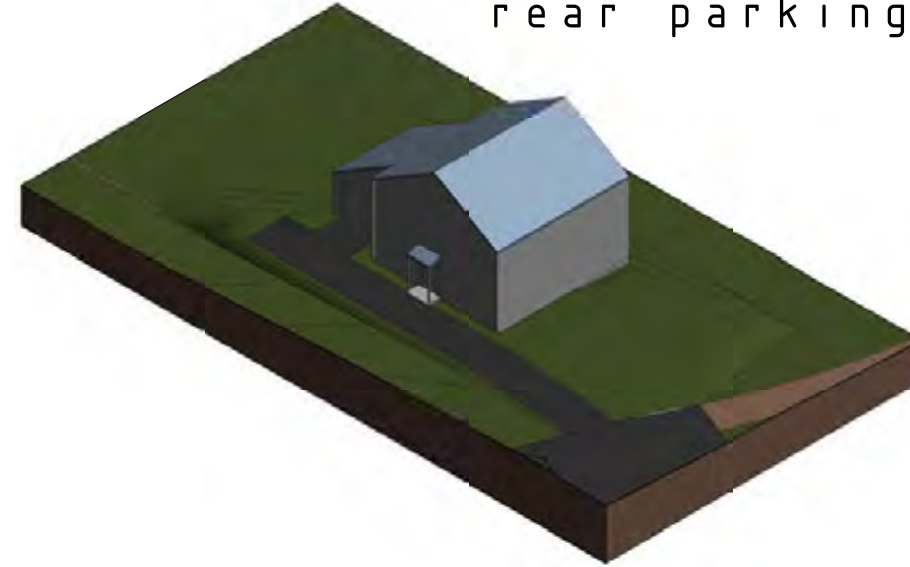
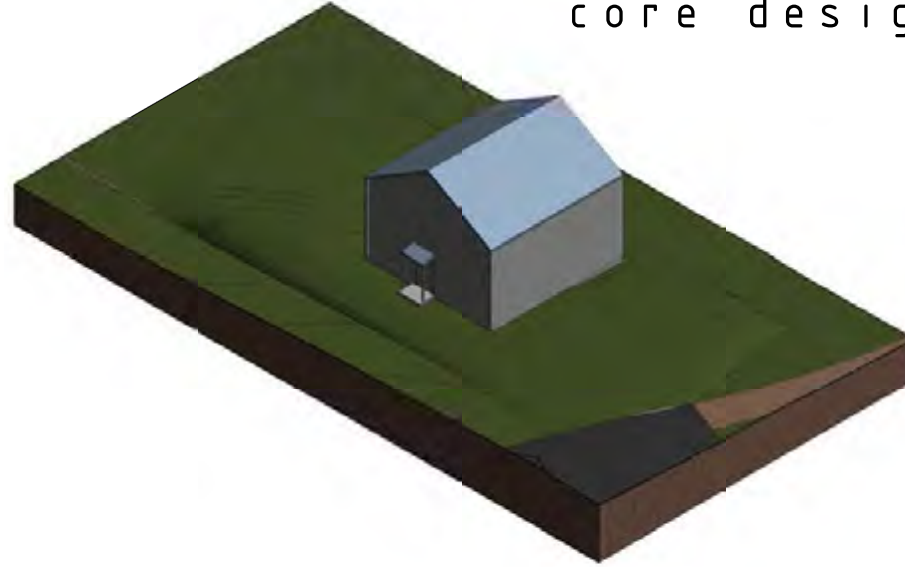
rear parking



FRONT DOOR AT LOT SIDE

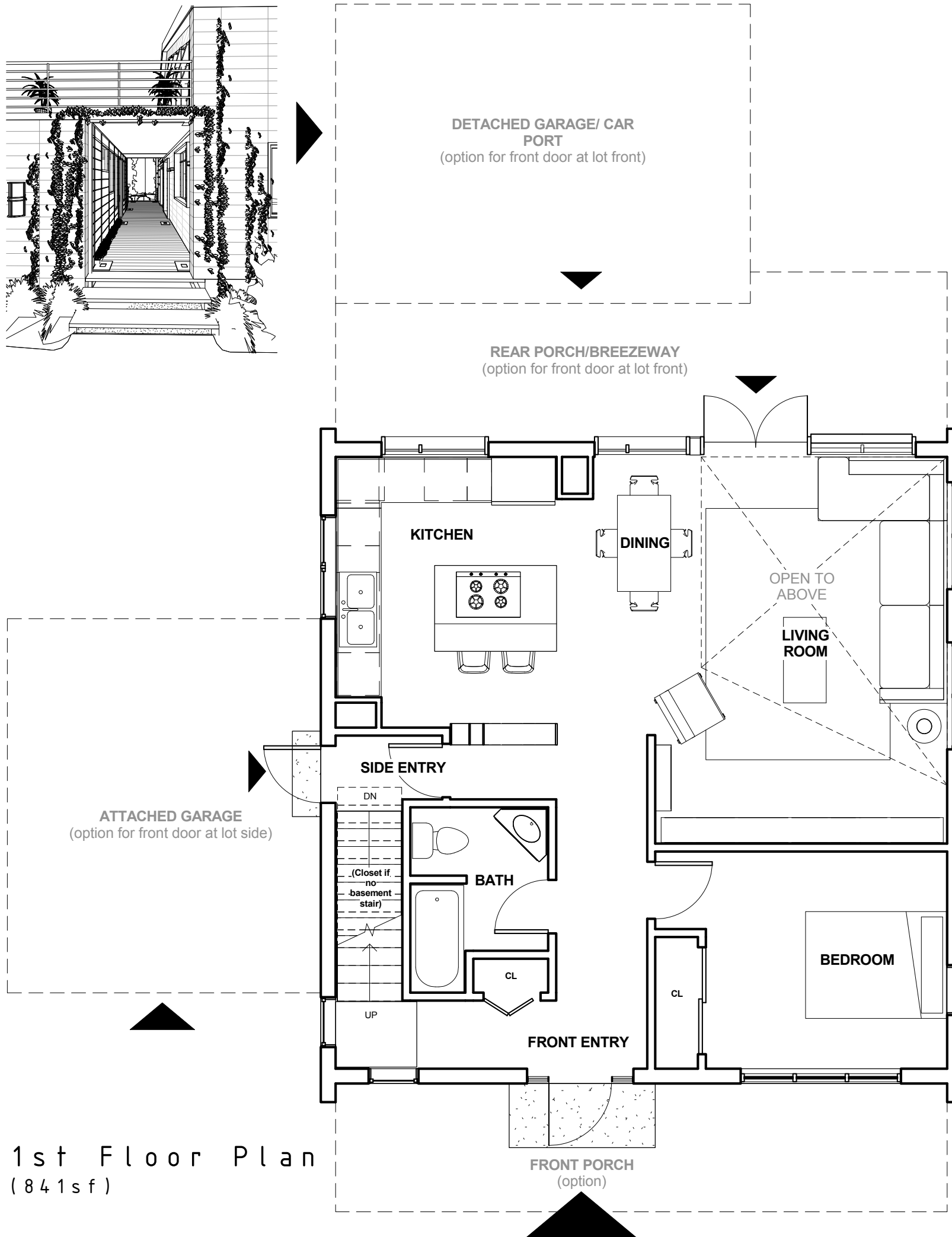
core design

rear parking

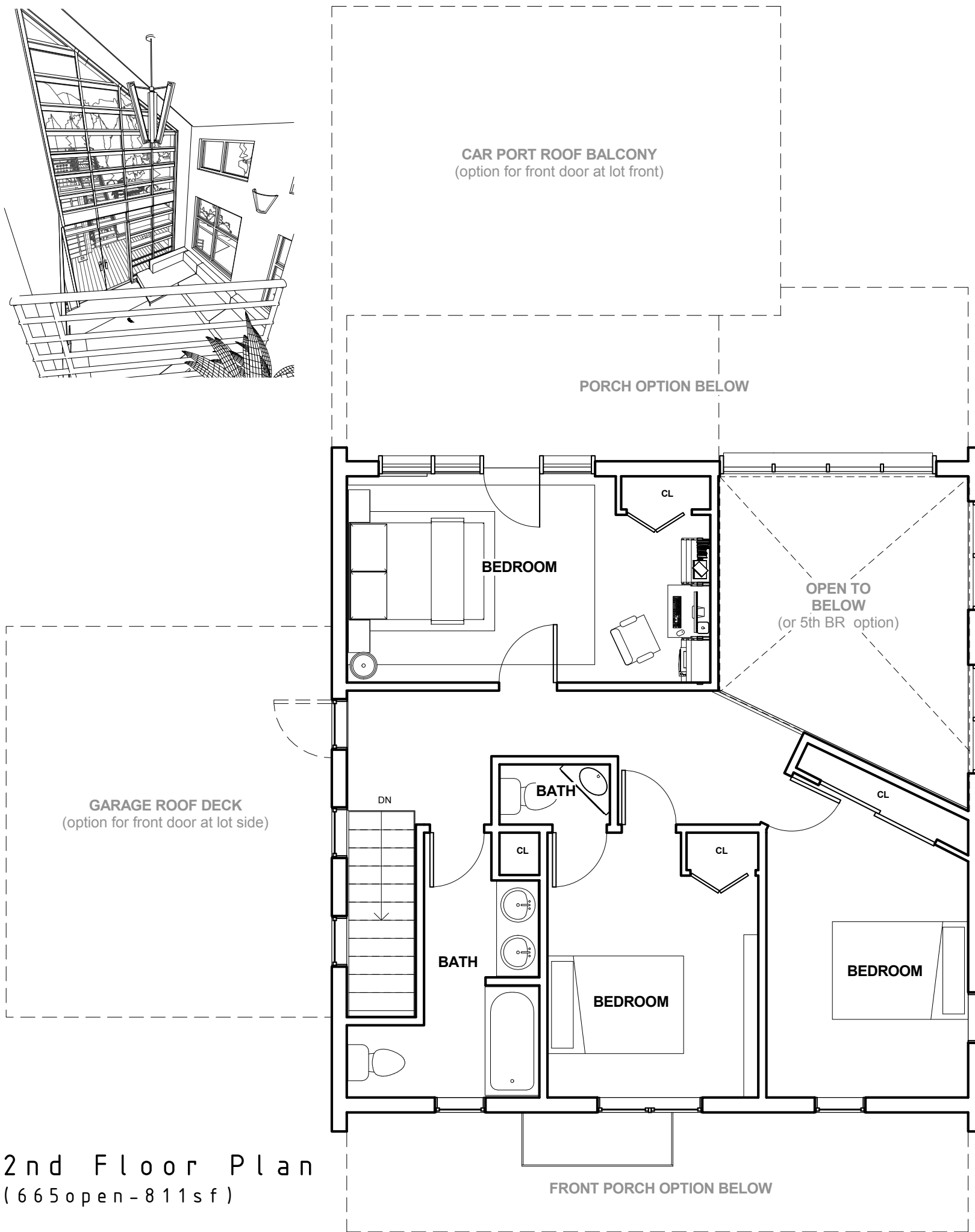


FLOOR PLANS

scale: 3/16" = 1'-0"

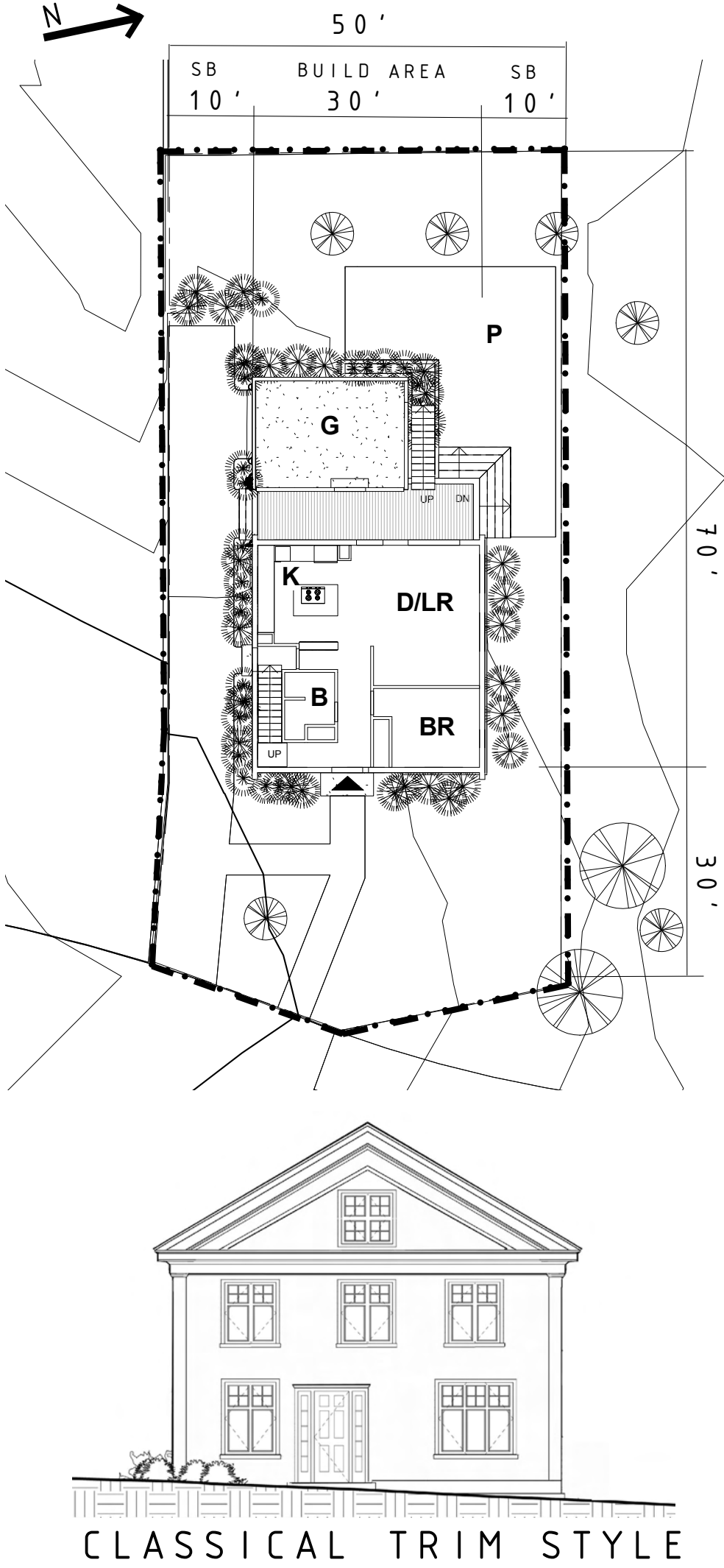


1st Floor Plan
(841sf)



2nd Floor Plan
(665open-811sf)

SITE



CLASSICAL TRIM STYLE



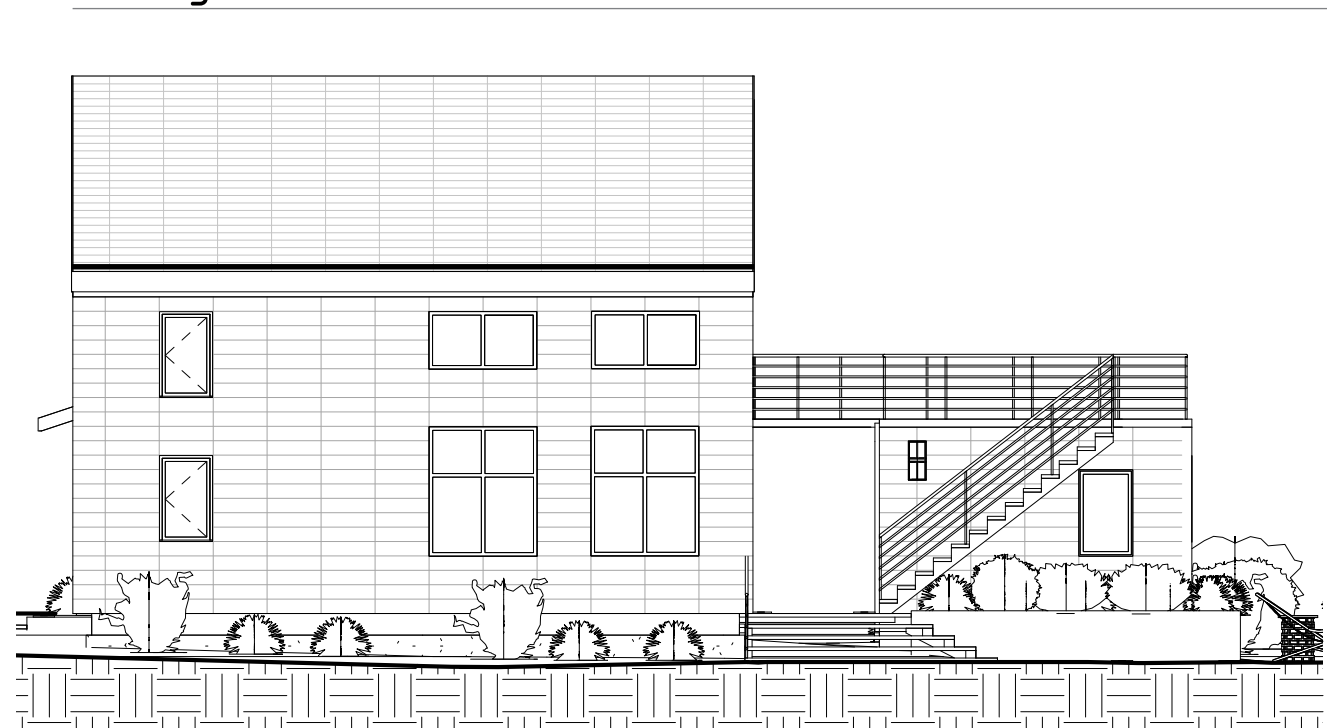
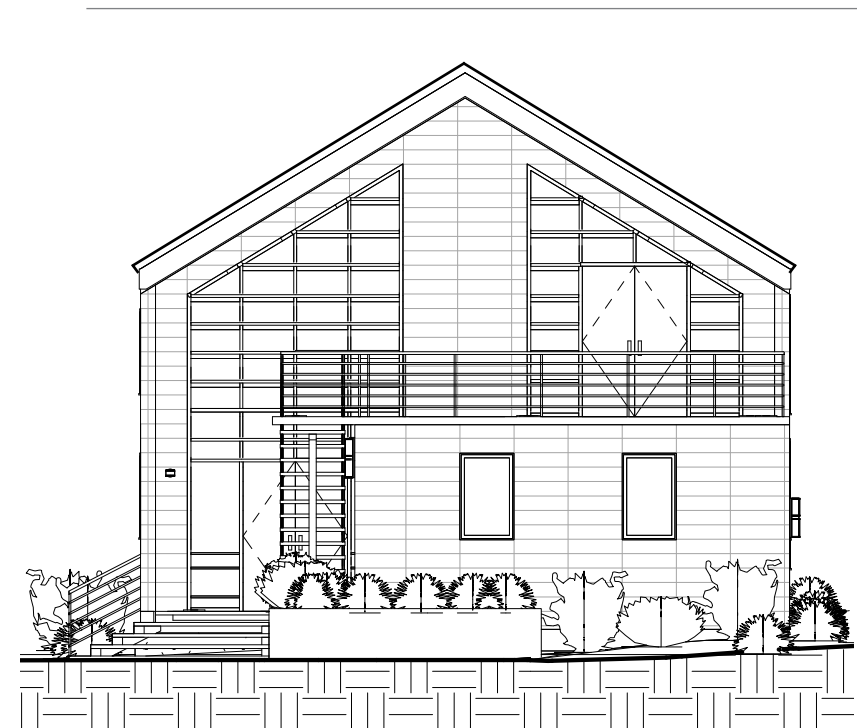
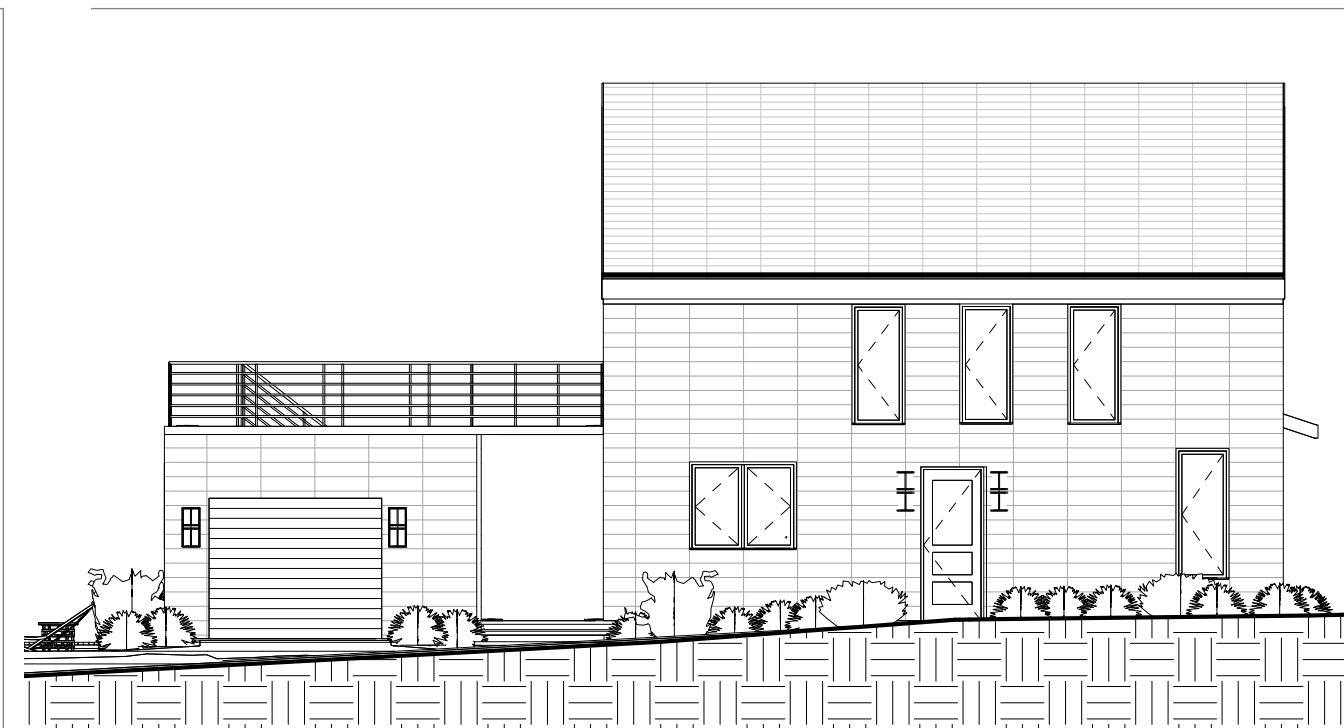
ELEVATIONS

Front

Left

Rear

Right



CONTEMPORARY TRIM STYLE

Metcalfe Associates Architecture www.metcalfe-architecture.com

